



# Wasatch County

Planning Department  
55 S 500 East Heber City, UT 84032  
(435) 657-3205  
planning@co.wasatch.ut.us

Application #:	
Zone:	
Tax ID Number:	
Date Received:	
Received By:	
Reviewed By:	
Date Completed:	

## Application for Master Plan / Physical Constrains Analysis / Density Determination - JBOZ

Application Fee: \$1500 + \$10 per developable acre

*Note: Applicant must check off each item and provide the attached checklist with the application or it will not be processed.*

### Owner(s) of Record

Full Name:			Date:	
Last	First	M.I.		
Address:				
Street Address		Apartment/Unit #		
City		State	ZIP Code	
Phone:	E-mail Address:			

### Applicant or Authorized Representative (if other than above owner) to Whom All Correspondence Is To Be Sent

Full Name:				
Last	First	M.I.		
Address:				
Street Address		Apartment/Unit #		
City		State	ZIP Code	
Phone:	E-mail Address:			

### Project Information

Project Name:			
Project Location:			
Street Address		Subdivision/City	
Parcel Number(s)	Section(s)	Township(s)	Range(s)
Project Description: (Including number of lots or units, acreage and/or building square footage)			

Prior Approvals: (list any prior county approval/permits issued for the subject property)
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Please indicate the area of application requested. Submittal information can be found in the Jordanelle Basin Land Use Plan or the Jordanelle Basin Overlay Zone (JBOZ). (Circle One)

Area "A"      Area "B"      Area "C"      Other \_\_\_\_\_

***The below checklist must be included with your application with all items checked off as complete or your application will not be processed.***

## **Master Plan / Physical Constrains Analysis / Density Determination Checklist**

### **Regulations:**

All applications for Master Plan / Physical Constraints Analysis / Density Determination must conform to the Wasatch County Development Code.

### **Physical Constraints Analysis Requirements**

- ☐ The project will *not* consist of any building envelopes on natural or manmade slopes over thirty (30) percent grade;
- ☐ The project will *not* show any structures within fifty (50) feet of any fault line;
- ☐ The project will *not* consist of activities on or disturbance of any wetland areas, except as approved by the Army Corps of Engineers;
- ☐ The project will *not* contain any platted lot within any landslide hazard areas unless approved by the Planning Commission as part of the open space area;
- ☐ The project will *not* consist of any development within any flood hazard area, except as provided in 16.28.04 of the Wasatch County Planning Zoning & Development Code;
- ☐ The project will *not* consist of any development within any shallow-ground water hazard areas, areas of springs, seeps or surface water areas;
- ☐ The project will *not* consist of any development within areas which are recommended locations for detention basins or established road and utility corridors;
- ☐ The project will *avoid* any development that will protrude above any ridgelines, except as provided in 16.27.20;
- ☐ Provide a full geotechnical evaluation of the site; and
- ☐ All proposed density for projects shall be approved by the Planning Commission and Legislative body.

### **Application Requirements:**

- ☐ Submit a complete application and pay the application fee;
- ☐ Provide two (2) copies of D-size sheets (24"x36")
- ☐ Provide one copy (1) of 11"x17";
- ☐ **Provide a CD containing 'pdf' files of entire application / all documents;**
- ☐ Provide one (1) copy electronic file: DWG, DXF File format in either State Plane Central Zone NAD 27 or 83 or UTM NAD 27 or 83 (in feet or meters) coordinate system;
  - ☐ The Electronic file and drawings must also include the following:
    - ☐ All pages of the plat;
    - ☐ Existing Utilities and Road System (such as electricity, natural gas, telephone, and cable television);
    - ☐ Proposed layout of all public and private streets, including profiles (same scale as site plan) and cross-sections;
    - ☐ Conceptual proposals on water system, sewer treatment, typical building renderings etc.;
- ☐ Vicinity map showing the location of the development in relation to existing streets and other features including existing utilities and water courses in relation to the existing and planned streets within one half (½) mile.;
- ☐ North point, scale and date. (Scale>=1"=100');
- ☐ Total acreage for the proposed project;
- ☐ Site Plan;
- ☐ Drainage Analysis;
- ☐ Slope Analysis;
- ☐ Aerial Photographs;
- ☐ Elevation Contours at two (2) foot intervals;
- ☐ Existing Vegetation Analysis;
- ☐ Photo Simulations;

- ❑ Project Name and address of development and developer's engineer;
- ❑ Boundary lines of the tract of land shown in heavy lines;
- ❑ Visibility Study / Density Areas;
- ❑ Proposed Access Roads;
- ❑ Soil testing and geotechnical analysis as required by the County Development Code;
- ❑ Proposed Land Use Plan (such as residential, open space, high density, low density);
- ❑ Environmental Constraints Analysis. Slopes over thirty (30) percent, flood hazards, fault line set-backs, wetlands, high water table, landslides, alluvial fan, flood debris flow or collapsible soil hazards, shallow ground-water, stream or drainage corridor set-backs, springs, seeps or surface water areas, detention basins, established road and utility corridors, ridge lines, and geologic hazards;
- ❑ Wildlife Migration;
- ❑ Tabulation of projected ERUs as described in the plan, number of housing units by type with number of bedrooms, parking stalls provided, building square footage, building footprint square footage, open space acreage and percentage, landscape acreage and percentage, hard surface acreage and percentage;
- ❑ Ridgeline / View shed analysis illustrating existing and proposed views from selected vantage points;
- ❑ Proposed Trail Plan;
- ❑ Letters from affected entities stating concerns and requirements:
  - Special Service District and/or other appropriate agency, indicating the availability of water, water service, sewer service, open space management, storm water detention, electric service, natural gas, and other municipal type services;
- ❑ A draft copy of a plan for assuring that any services agreed to be provided by the development will continue to be provided by the development;
- ❑ Any additional information that the County Planner and/or Planning Commission may reasonably require in a specific instance. Where a developer owns or controls more land than he or she wishes to develop immediately, the County requires that a conceptual plan of the entire area be submitted, in which case the developer shall indicate the portion to be developed immediately and the portion to be held for future development;
- ❑ Any maps or pertinent information as requested by the Planning Office;
- ❑ Conceptual fiscal analysis to determine if there will be additional costs to provide services;
- ❑ Proposal on vegetation removal;
- ❑ Statement on maintaining water quality;
- ❑ Conceptual architecture for each product type in the development.
- ❑ Power Point Presentation.

**The following documents are required with final plat submittal for surveyor review:**

- ❑ Copy of the proposed subdivision
- ❑ Copy of the filed Record of Survey
  - If the record of survey has not been filed, ***the process stops until such time as the survey is accepted and filed.***
  - If this is a subsequent phase, then the proposed plat shall show the recorded file number of the record of survey and/or paper copy of the survey.
- ❑ Copy of the coordinate sheet showing the courses and distances of the proposed subdivision boundary and the error of closure.
- ❑ Copy of the coordinate sheet showing the lot closure, area of the lot in square feet and acres, and the error of closure. This is required for each and every lot in the plat. Also, open space and roadways are to be treated as individual lots.

### **Please Read And Sign Before Application Submittal**

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. I also certify that I have fully completed the application and provided all of the above listed items other than those specifically deemed not necessary by the Planning Department. As the applicant for this proposal, I understand that applications will be reviewed for completeness by planning department staff. If complete, the application will be vested under laws and ordinances in place at the time the application was submitted. Incomplete applications will be returned to the applicant. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time, considering the work load of the Planning Department.

Signature of  
Owner/ Agent: \_\_\_\_\_ Date: \_\_\_\_\_

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### **IMPORTANT:**

**Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees (such as: Special Service District, fire, out-of-pocket expenses, etc.) are paid and all items listed on the application and included checklist are provided or considered not applicable by the Planning Office. All application fees are non-refundable.**